

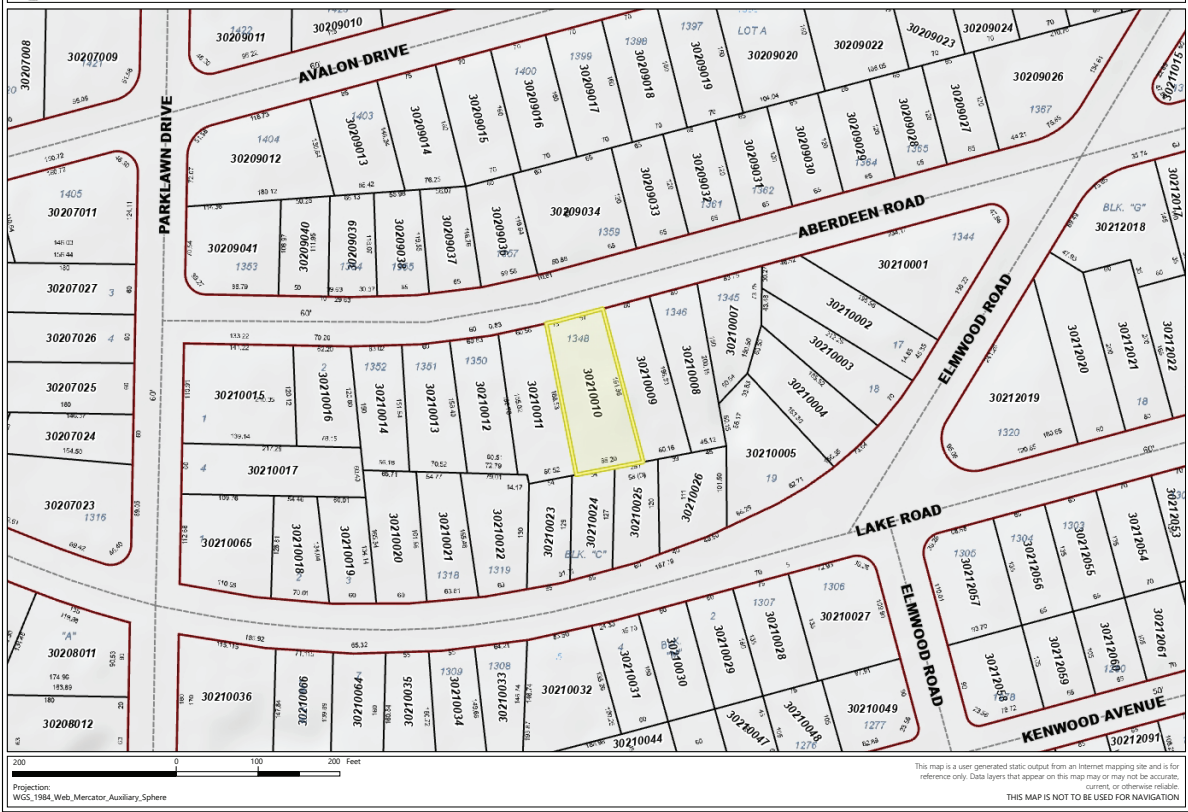
LEHTINEN RESIDENCE

21565 ABERDEEN ROAD, ROCKY RIVER, OHIO, 44116

DRAWING INDEX

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VANCINITY MAP



ZONING ANALYSIS

	ALLOWABLE	EXISTING	PROPOSED
LOT COVERAGE	28%	24.8%	27.84%
TOTAL LOT AREA - 14665 SF			
TOTAL EXISTING STRUCTURE FOOTPRINT - 3638 SF			
TOTAL PROPOSED STRUCTURE FOOTPRINT - 446 SF			
SETBACK:			
REAR SETBACK	25 FEET	7 INCHES	3 FEET 5 INCHES (3.42’)
SIDE SETBACK	8 FEET	10 FEET 7”	*6 FEET 5 1/4 INCHES (6.44’)

PROJECT SUMMARY

The proposed project includes an attached pavilion addition, open on three sides, intended to enhance the functionality and long-term use of the existing residence. A practical difficulty exists because the home was originally constructed just 7 inches from the rear property line, significantly limiting the available area for reasonable improvements. The requested variance is necessary due to this unique existing condition and not as a result of any action by the current property owner.

canopy
DESIGNSERVICES

CONTACT
TOMMY YOKUM, LANDSCAPE ARCHITECT
330 289 2443

PROJECT LEHTINEN RESIDENCE

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ROCKY RIVER, OHIO 44116

DATE: 6/25/2026
PROJECT NO.

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REVISION	DATE
BZA	06.25.2026
BZA REV1	07.30.2026

COVER SHEET

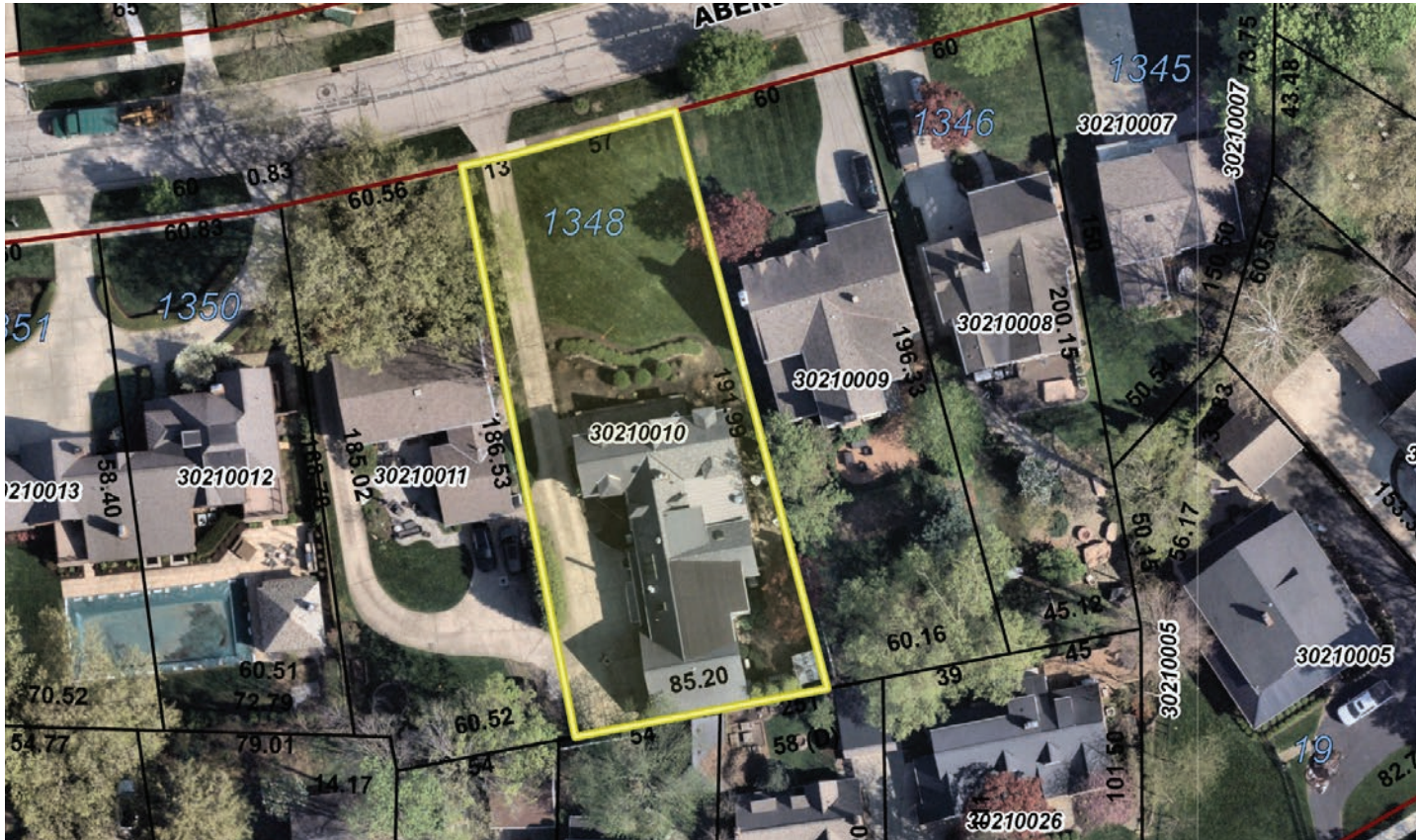
C1



EAST SIDE OF HOUSE (LOOKING SOUTH)



FRONT OF HOUSE (HOUSE SITS @ REAR PL)



AERIAL VIEW OF HOUSE



WEST SIDE OF HOUSE (LOOKING SOUTH)

canopy
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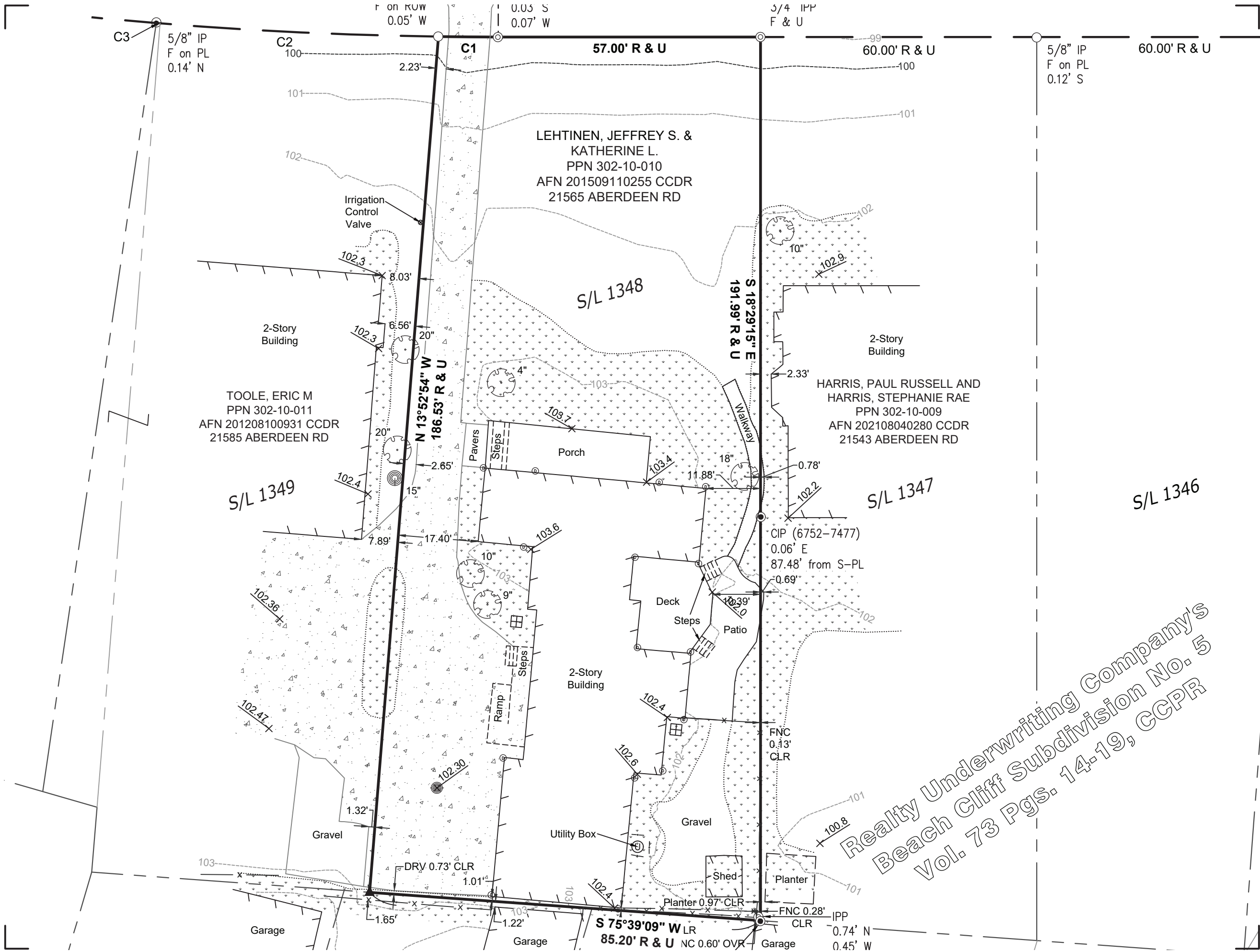
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**EXISTING SITE
PHOTOS**

EX1



Realty Underwriting Company's
Beach Cliff Subdivision No. 5
Vol. 73 Pgs. 14-19, CCPR

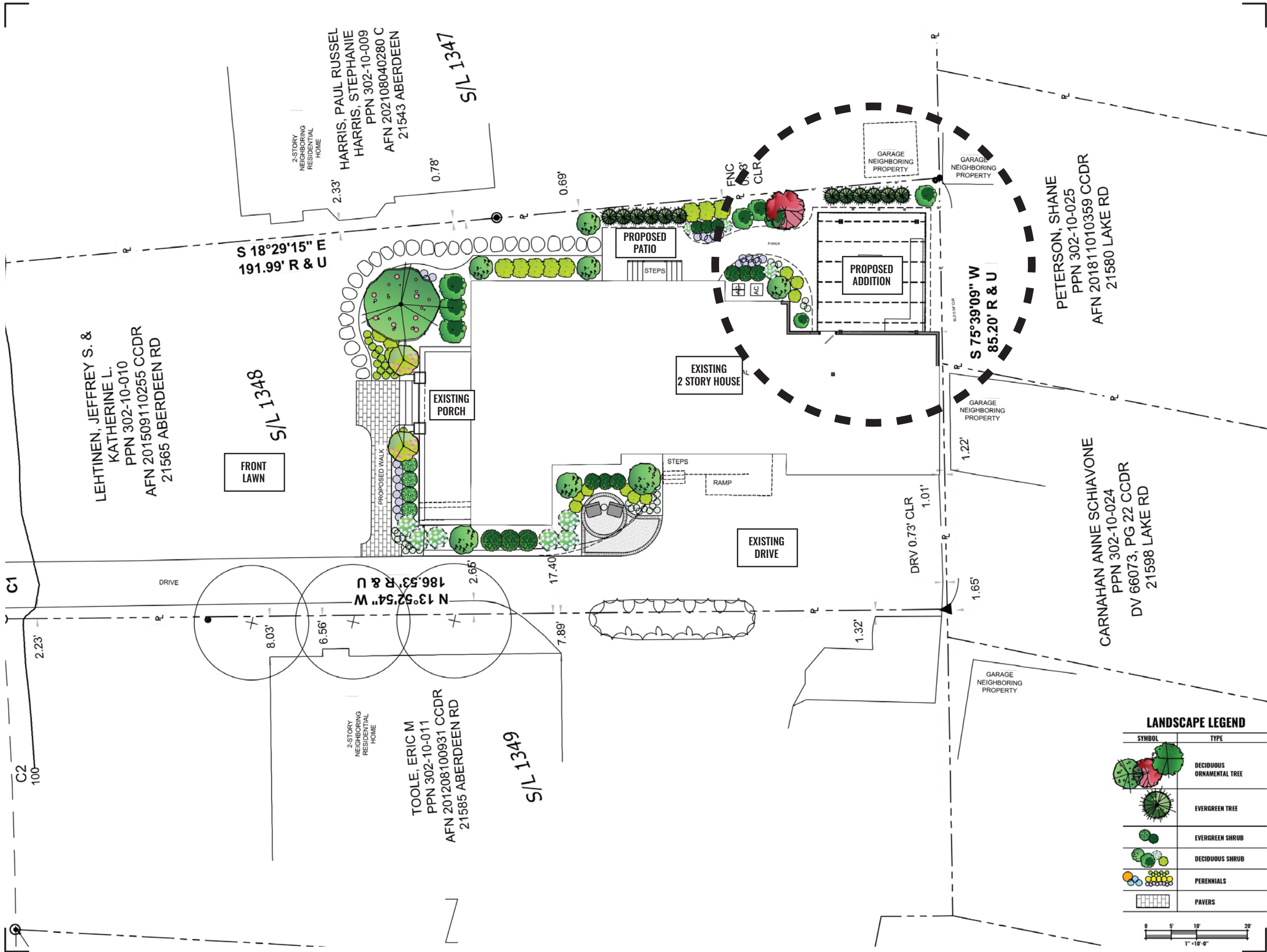
CONTACT
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EXISTING
SURVEY



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NORTH



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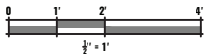
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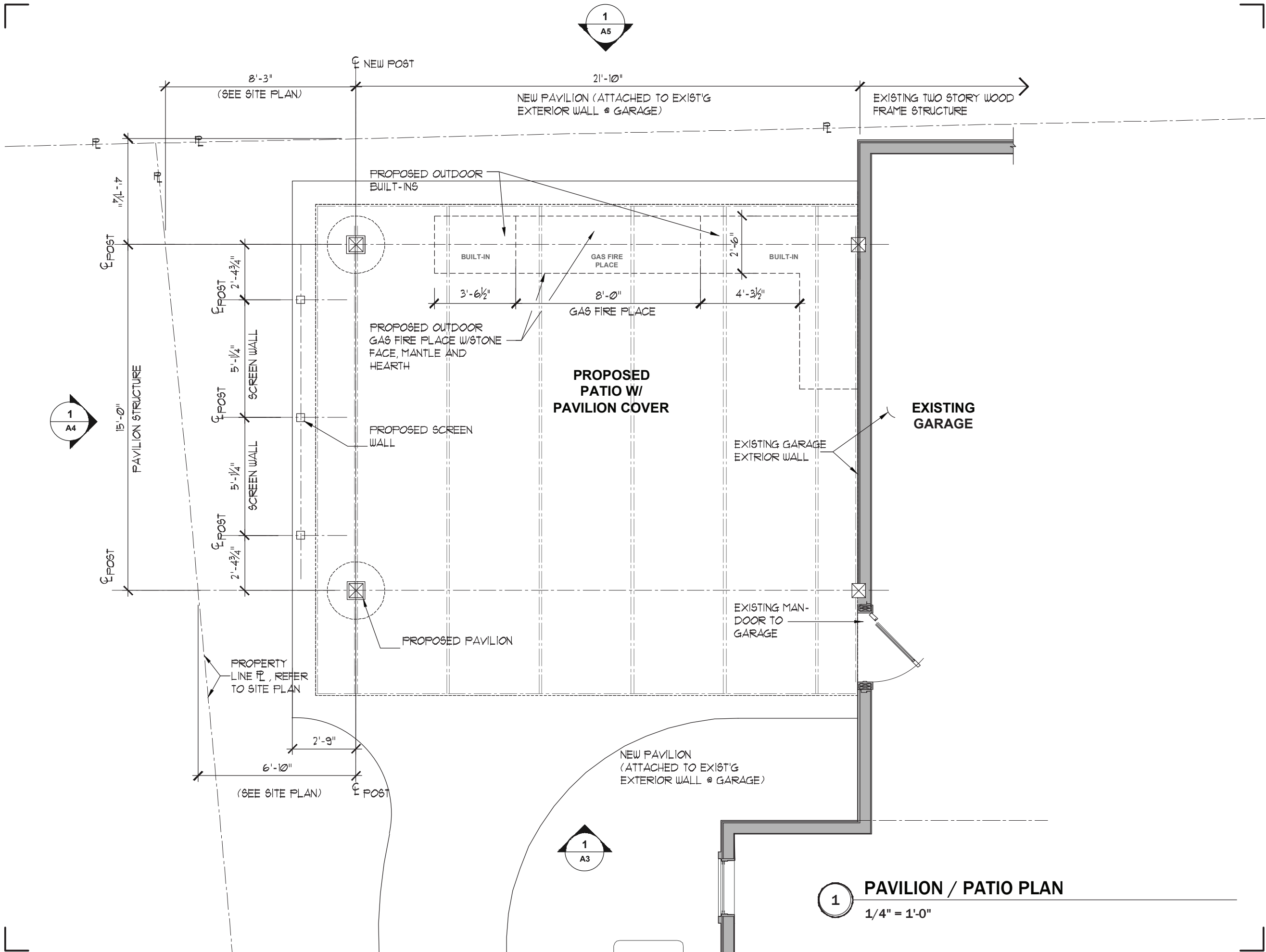
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PROPOSED SITE
PLAN





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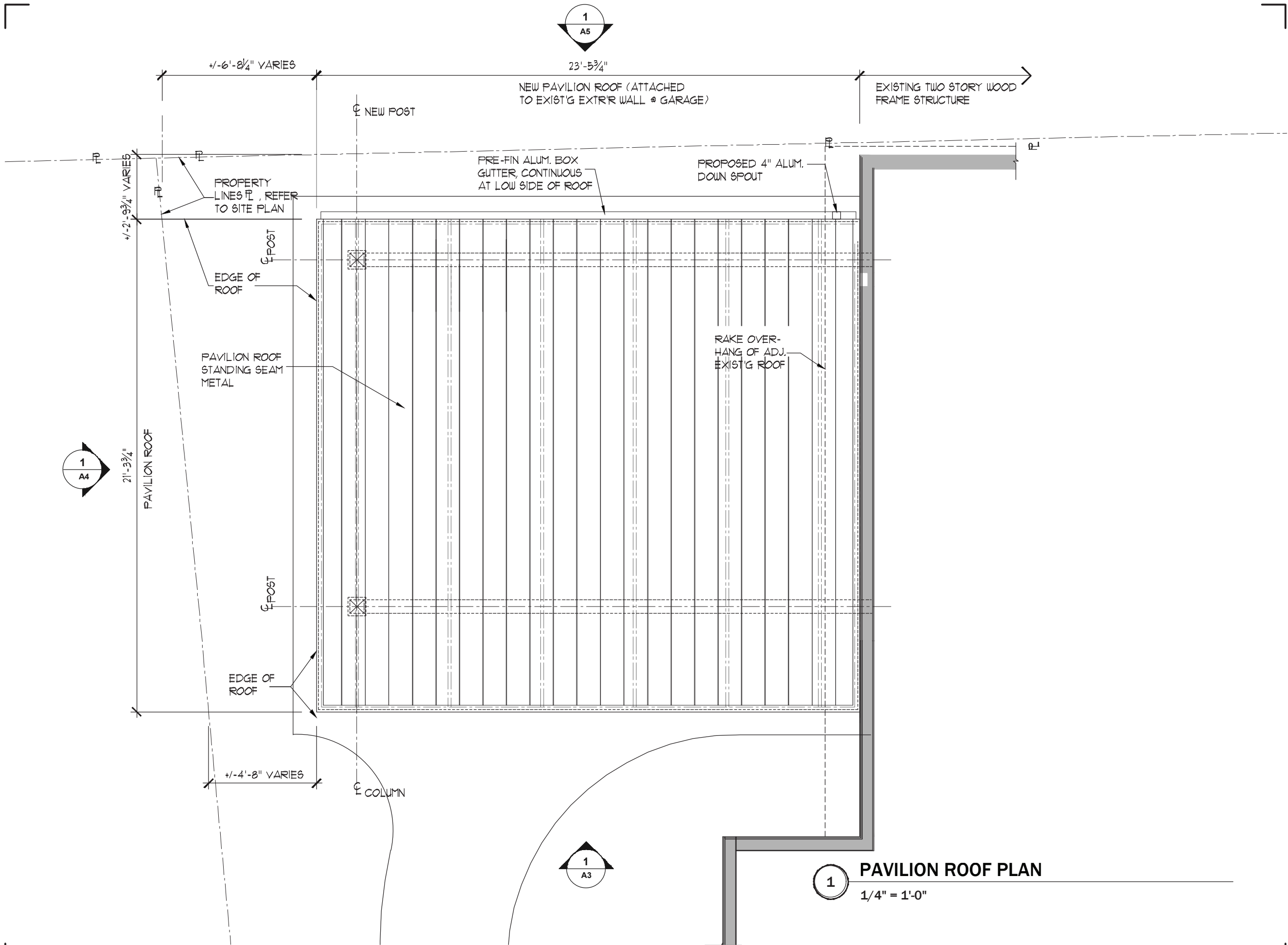
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PROPOSED
ATTACHED
PAVILION PLAN



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PROPOSED
ROOF PLAN

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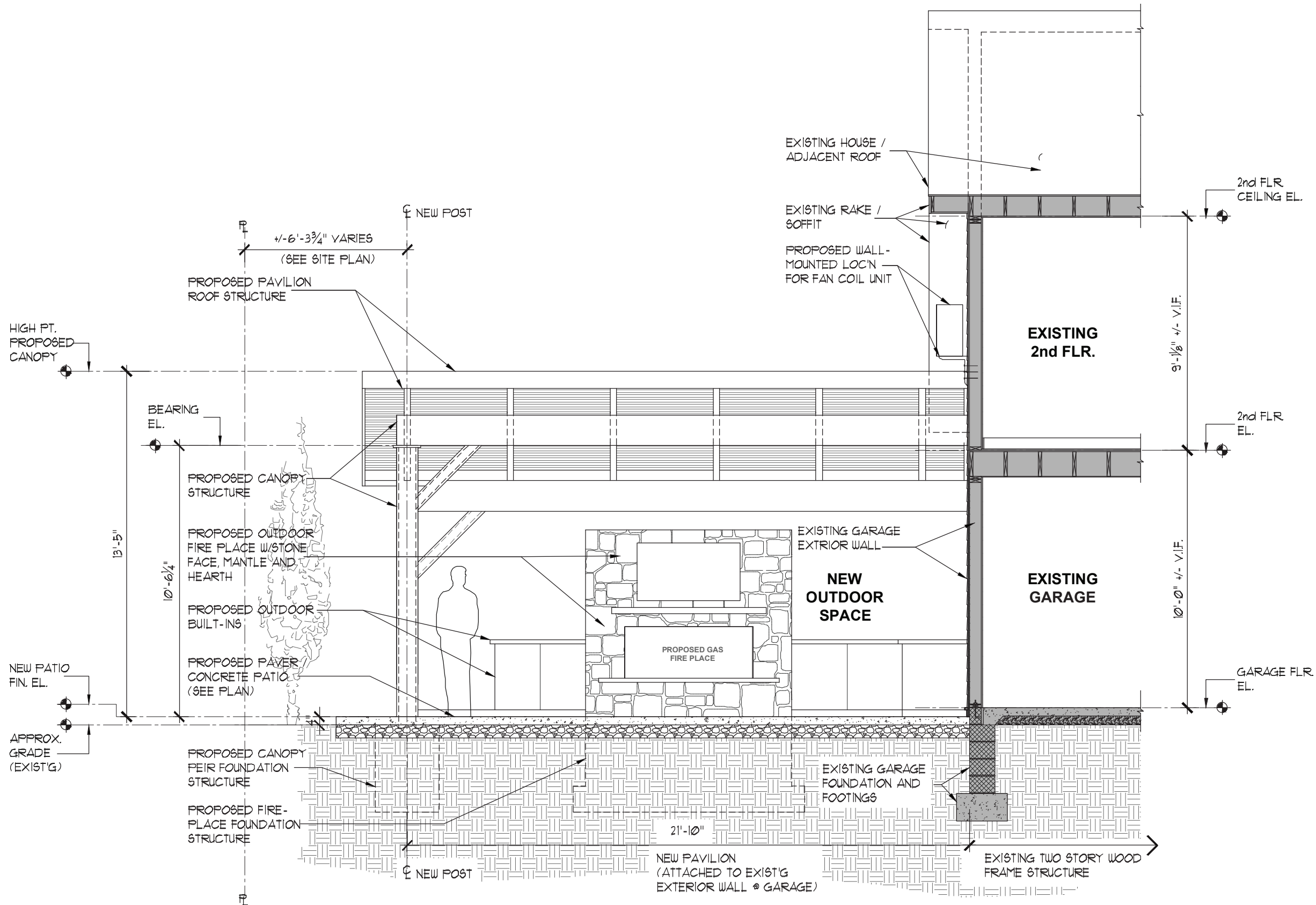
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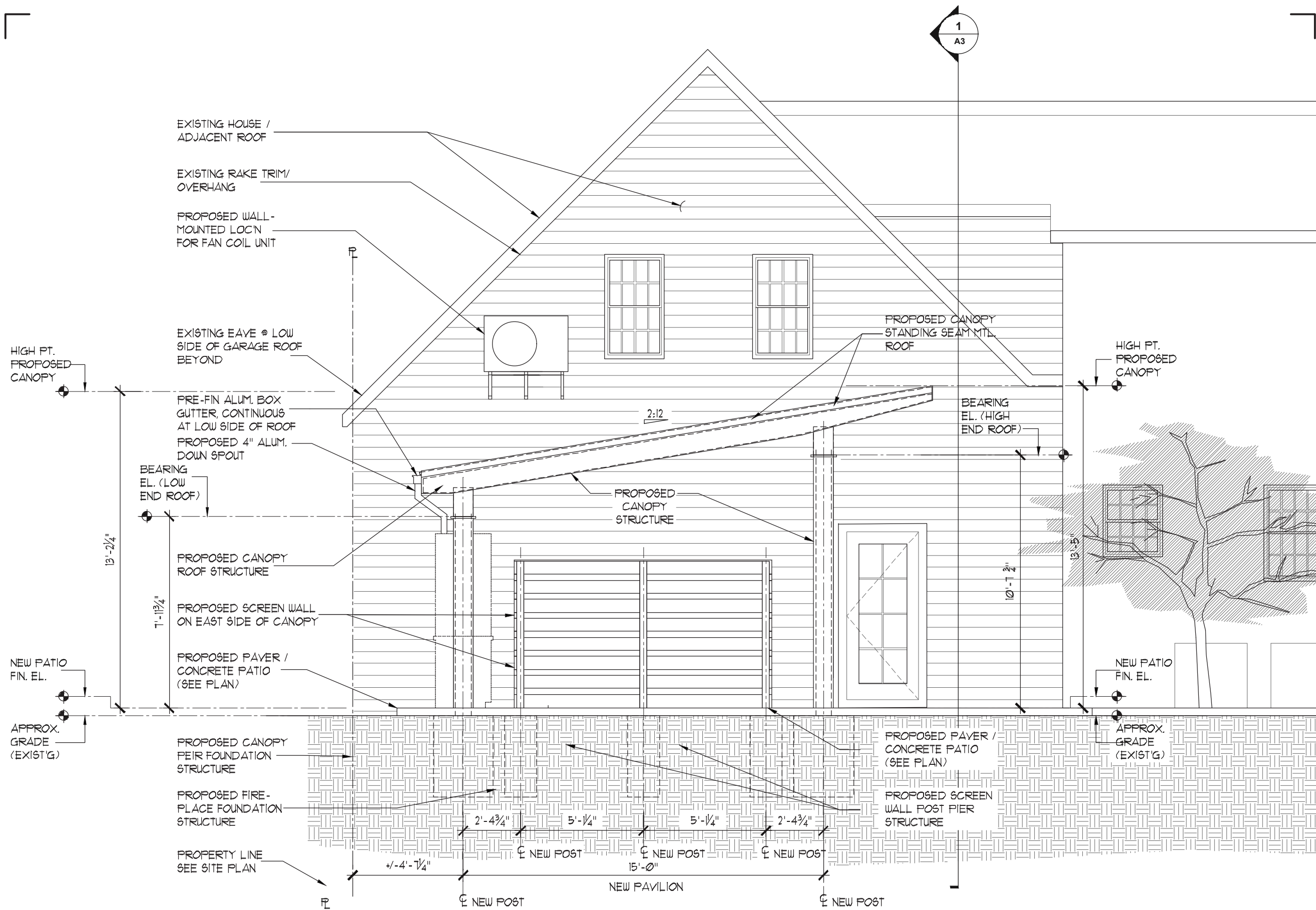
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**NORTH
ELEVATION**

A3



1 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

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EAST
ELEVATION

